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PLANNING DEPARTMENT

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May 16, 2018

Chrystal Thomas Yamasaki, LPLS
Wes Thomas Associates
75-5749 Kalawa Street, Suite 201
Kailua-Kona, HI 96740-1818

Dear Ms. Yamasaki:

DETERMINATION OF PRE-EXISTING LOTS OF RECORD
Allotments 13, 14 & 17, Portion of Land Commission Award 7713, Apana 43,
Hōlualoa 1st & 2nd, Makai (Mid) Section, North Kona, Island of Hawai'i, Hawai'i
Tax Map Key 7-6-006:010

We have received your correspondence of April 19, 2018, regarding the above listed property.

We have reviewed the documents submitted, our department records and those of the Department of Finance-Real Property Tax Division (RPT) in accordance with Article 11 (Pre-existing Lots) of the Subdivision Code (Sections 23-117 through 23-120). Our review of the records has found the following history:

1. This parcel was depicted on the first Tax Map Plat of May 1936;
2. Then, Real Property Tax office field book shows that this parcel was transferred by deed dated August 23, 1941 and recorded with the Bureau of Conveyances on September 8, 1941 in libre 1661 at page 117;
3. Said TMP, field book entry and deed all show that Parcel 010 consisted of Allotments (Lots) 13, 14 & 17;
4. The Allotments were created prior to November 22, 1941 and, therefore, Parcel 010 contains three (3) legal lots of record; and
5. We find no record of these lots having been consolidated with each other or any other adjacent land.

Therefore, we confirm that Parcel 010, containing 5.84 acres is three (3) legal, pre-existing lots of record, Allotment 13 with 0.99 acres, Allotment 14 with 1.94 acres and Allotment 17 with 2.91 acres.

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It is our understanding that, based on this information provided regarding pre-existing lots, you may be submitting an application for consolidation and resubdivision of the subject parcels which would result in the development of specific metes and bounds for the subdivided lots.

Should consolidation and resubdivision not be intended, a written request for separate tax map key numbers should be in writing by (or authorized by) the landowner(s) and addressed to the Tax Maps and Records Section of this department. Further, please be aware that, if requested, there will be no notification of the issuance of the additional parcel number and you are advised that periodic checks of the plat map on our web site at <http://www.hawaiicounty.gov/tax-maps/current/zone-7/section-6/> is advised.

Should you have any questions, please feel free to contact Jonathan Holmes of this department.

Sincerely,



MICHAEL YEE
Planning Director

JRH:tb

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xc: Tax Maps and Records Supervisor
Real Property Tax Division-Kona
Manager, DWS